

Included Quality Features

Classic Series

CONVENIENCE & PROTECTION

- ◆ Full 1 Year HBA Home Builders Warranty
- ◆ 6 hours of allocated time with our Professional Interior Designer to assist in color-coordinating all aspects of your new home
- ◆ Personal Builder who is committed to creating a smooth homebuilding experience
- ◆ Meetings with Personal Builder throughout the building process—pre-construction, pre-electrical, and New Home Orientation (NHO) when home is completed
- ◆ Periodic updates on home progress provided by your New Home Consultant
- ◆ 88-point quality inspection done prior to NHO
- ◆ Foundation drain tile system connected to sump pump (if needed)
- ◆ All downspouts and sump pump connected to underground drain lines discharging away from foundation (if grade allows)
- ◆ Full 200 AMP electric panel with circuit breakers
- ◆ 3 exterior GFI protected electric outlets
- ◆ Smoke/Carbon Monoxide detectors on each floor, hardwired with battery backup (per code)
- ◆ 240 Volt outlets installed for range and dryer
- ◆ Pre-wired for future garage door opener

SUPERIOR QUALITY CONSTRUCTION MATERIALS

- ◆ Poured concrete footings and foundation walls
- ◆ **Premium 3/4" Sub-Flooring System glued, nailed, screwed, and sanded seams**
- ◆ **Solid OSB structural sheathing on all exterior walls and roof**
- ◆ 2x10 high grade lumber floor joist system installed 16" on-center
- ◆ Premium **Uponor ProPEX®** hot and cold water supply lines
- ◆ Ball valve shut offs at all sinks and toilets
- ◆ PVC (schedule 40) drain lines



ENERGY EFFICIENT DESIGN

- ◆ **Advanced framing and insulation with 2x6 exterior wall construction and R-19 fiberglass wall insulation**
- ◆ **R-40 blown fiberglass attic insulation**
- ◆ Every home meets or exceeds ENERGY STAR standards
- ◆ **Jeld-Wen®** double-paned Low E single hung tilt-wash windows with grills between the glass on front windows
- ◆ **Goodman®** 95%+ high efficiency gas furnace
- ◆ **Goodman®** 13 SEER air conditioning system
- ◆ Digital thermostat
- ◆ HVAC supplies and returns designed for optimum temperature balancing and airflow
- ◆ All HVAC ductwork is sealed air-tight at joints to prevent duct leakage
- ◆ Insulated ductwork in attic spaces
- ◆ Air infiltration package installed in every home to prevent air leaks
- ◆ **LED light bulbs** in all light fixtures throughout
- ◆ **HomeGuard™** premium housewrap
- ◆ 50 gallon **American®** quick recovery electric water heater

IMPRESSIVE EXTERIORS

- ◆ **Certainteed™ Landmark® dimensional roof shingles with Limited Lifetime Warranty with ice & water guard and metal drip edge**
- ◆ 10 ft x 10 ft concrete patio (or credit towards a wood deck if grade does not allow for a patio)
- ◆ Curved sidewalk from front door to driveway
- ◆ **Alside® Conquest®** easy maintenance vinyl siding exteriors
- ◆ Landscape package with shrubs, topsoil, & mulch
- ◆ Front, sides and rear yards graded to ensure proper drainage, seeded with fescue mix, and straw applied
- ◆ Satin nickel deadbolt locks on exterior doors

MONARCH

HOMES

BUILDER OF CHOICE

ELEGANT INTERIORS

- ◆ Fully drywalled garages finished with a roll coat and baseboards—no bare stud walls
- ◆ Walls, millwork, and doors painted with 2 coats of paint with several wall colors to choose from
- ◆ Satin nickel knobs and hinges with matching light fixture package
- ◆ Knock-Down textured ceilings throughout
- ◆ Wall-to-wall carpeting
- ◆ Easy care vinyl flooring in Foyer, Kitchen, and Breakfast or Dining (per plan)
- ◆ **Internet Ready Home Rough In Package**
- ◆ Your choice of cable TV jacks or CAT5 wiring in each bedroom and Great Room
- ◆

GOURMET KITCHENS

- ◆ Down-lighting in kitchen, including a separate down-light and switch over kitchen sink (per plan)
- ◆ **Formica®** or **Wilsonart®** high pressure laminate countertops with no-drip edge and integrated backsplash
- ◆ **GE® smooth top stainless steel range**
- ◆ **GE® stainless steel** insulated dishwasher
- ◆ **GE® stainless steel range hood vented to the exterior**
- ◆ Refrigerator not included
- ◆ In-sink-erator disposal
- ◆ Stylish wood cabinetry with **crown molding** available in multiple colors—36" wall cabinets
- ◆ **Moen®** kitchen faucet with chrome **pull out sprayer**

LUXURIOUS BEDROOMS AND BATHS

- ◆ **Quartz vanity countertops with rectangular undermount bowls**
- ◆ Stylish vanity cabinets available in multiple colors in all baths with drawers—per plan (raised height vanity standard in Owners Bath)
- ◆ Satin Nickel ceiling lights with alabaster glass **in all bedrooms**
- ◆ **Framed mirrors above sinks in all bathrooms**
- ◆ Vanity lights with frosted globes over all vanity sinks
- ◆ Oversized easy care shower or tub/shower in Owners Bathroom (per plan) with sliding shower door on showers (per plan)
- ◆ Easy care one-piece tub/shower in hall bath (per plan)
- ◆ Water conserving **Mansfield® elongated** toilets, **Moen® 2-handle Eva** chrome faucets, and **Moen®** chrome shower heads

Popular Optional Quality Features

- ◆ LVP Flooring in Foyer, Kitchen, and Breakfast or Dining Area (**per plan**)
- ◆ Ceramic tile floors in Owners Bath and Bath 2 (per plan)
- ◆ Granite countertops in kitchen with 4" Granite Backsplash
- ◆ Ceramic tile walls to ceiling in Owners Bath Tub/Shower or Shower with easy care fiberglass base (**per plan**)
- ◆ Ceramic tile tub/shower walls in Bath 2 with easy care fiberglass tub (**per plan**)
- ◆ Ceiling fan with light kit in Great Room
- ◆ 12ft x 15ft concrete patio (or credit towards a wood deck if grade does not allow for a patio)
- ◆ **Kwikset®** door lever handles on all interior and exterior doors & curved handleset on front door
- ◆ Belt Drive garage door opener with 2 remotes and wireless keypad
- ◆ 42" kitchen wall cabinets



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